

City of Lynnwood
PLANNING COMMISSION MINUTES
August 28, 2008

Commissioners Present:	Staff Present:
Richard Wright, Chair	Kevin Garrett, Planning Manager
Maria Ambalada	Senior Planner Keith Maw
Jeff Davies	
Elisa Elliott, First Vice-chair	
Bob Larsen	
Michael Wojack, Second Vice-chair	Other:
	Mayor Gough
Commissioners Absent:	Councilmember Ted Hikel
Tia Peycheff	Councilmember Mark Smith

The meeting was called to order by Chair Wright at 7:00 p.m.

Approval of Minutes

1. Meeting of August 14, 2008

Motion made by Commissioner Davies to approve the minutes as presented. The motion was seconded and was passed unanimously (6-0).

Council Liaison Report

Councilmember Hikel reported the following:

- The City Council unanimously confirmed Robert Larsen to join the Planning Commission. They also adopted a new process for board and commission appointments.
- Council held the first of two public hearings on the Maple Precinct annexation. The second hearing will be held in September and at the conclusion of the second hearing the Council will entertain a motion to formally annex the area.
- Public meetings were held regarding single-family residential parking, property upkeep, graffiti control and mandatory garbage collection for nuisance violations. The Council will consider possible changes in these ordinances.
- September is the start of the budget process and will likely take the bulk of Council's time over the next couple of months.
- Council will also be working on the Comprehensive Plan.

Citizen Comments

None.

Public Hearings

1. 2008 Comprehensive Plan Amendments – MUGA Land Use Plan
Draft Initial Land Use Plan for the City's Municipal Urban Growth Area (MUGA)

The hearing was opened at 7:06 p.m.

Staff Report:

Planning Manager Garrett reviewed Lynnwood's MUGA boundaries and discussed the proposed land use designations. He pointed out the proposed urban centers and noted that in the Buildable Lands Program, those three areas are intended to accommodate between 60 and 70% of the future development in the MUGA. He pointed out that the County had designated some of the single-family areas as eligible for upzoning to higher density development. The City plans to revert those land use designations back to the SF-1 or the SF-2 designation to maintain the single family character of the area. Staff has evaluated the plan in relation to the criteria in the Comprehensive Plan and is recommending that the Planning Commission recommend that the City Council approve this proposed plan.

Commissioner Comments and Questions:

Commissioner Wojack asked if there is a legal requirement that says Lynnwood must develop the property in its MUGA. Mr. Garrett replied that there is no requirement in GMA that states a timeframe for annexing UGAs or MUGAs.

Commissioner Wojack asked if another city could take those areas away from Lynnwood if they do not act now. Mr. Garrett pointed out that one of the areas on the map is in both Lynnwood and Mill Creek's MUGA area and either city could move to annex those areas. He summarized the process by which other cities could seek to annex areas in Lynnwood's MUGA.

Commissioner Wojack asked if the City would be able to modify the land use designations in the future if desired. Mr. Garrett affirmed that they would.

Commissioner Elliott asked about areas that have already been designated as LDMRs by the County. Mr. Garrett stated that only those that have been built, occupied or vested would maintain the allowance of higher density development. Commissioner Elliott commented that SF-4 designations might be appropriate for areas that are close to an urban center. Senior Planner Keith Maw agreed and noted that acting as a buffer between higher and lower density areas was one of the reasons that SF-4 might be recommended.

Commissioner Davies referred to the significant business development at 164th. He wondered if some of this development might take away from the city center area development. Mr. Garrett commented that development in the County can actually be more expensive because of higher property taxes. There was some discussion about having two separate urban centers. He noted that the plan to extend light rail to Lynnwood city center would be a big boost to the city center development. Senior Planner Maw added that even though the densities in the urban center and the Transit Pedestrian Village (TPV) are quite a bit higher than the adjacent areas, they are still quite a bit lower than the city center and represent different kinds of economic development targets.

Commissioner Larsen asked about the transition from County to City regarding the permitting process for development projects in the MUGA. Staff replied that they are in the process of negotiating an Interlocal Agreement with the County to specify how the transition of service happens. The City's position is that County staff should finish processing whatever they are partway through. Senior Planner Maw added that within the urban centers there is an urban center review process under the County's code. This provides for the establishment under an Interlocal Agreement for common design standards. The City is still trying to get the County to address this.

Commissioner Ambalada expressed concern that there were no citizens present at the hearing. She asked about the City providing some education for those who might not understand what is happening. Mr. Garrett replied that those developments or homes in LDMRs that are already built will not be non-conforming. Due to the state deadline of initiating annexation prior to 2009, the City did not do the extensive outreach in the area that staff would normally have been done prior to coming up with a land use map. The outreach will occur via (approximately) 12 public meetings through the months of October and November. He reviewed the expected sequence of events after that.

Councilmember Hikel remarked that Council is currently considering activating a television channel for the City. Permanent cameras in the City Hall would enable all of the boards and commissions, especially the Planning Commission, to be shown on television. This would greatly enhance outreach efforts.

Seeing no further comments and no public in attendance, the public hearing was adjourned at 7:37 p.m.

Motion made by Commissioner Wright to recommend that the Commission review and approve the MUGA Land Use Plan. The motion was seconded and passed (5-1).

Work Sessions

1. 2008 Comprehensive Plan Amendments – Draft of new Energy & Sustainability Element for the Comprehensive Plan.

Senior Planner Keith Maw reviewed the draft of the Energy & Sustainability Element as contained in the Planning Commission's packet in detail.

Commissioner Elliott asked what kinds of things the City is currently doing to meet these goals. Senior Planner Maw replied that most of the city campus buildings have occupancy controls. The Energy Element will allow the City to have a more organized approach to the problem. The City is also creating an internal Green Team who will meet to talk about alternatives.

Commissioner Elliott asked about the timeline for developing an action plan. Mayor Gough explained that this report will be distributed to the department directors who will help to establish target dates. He added that some other things the City has done are participating in an AWC Sustainable Communities seminar, participating in the Siemens energy plan and purchasing hybrid vehicles. He emphasized that a main purpose of this plan is to move sustainability into a strategic principle. Mayor Gough added that establishing targets by certain dates is a major part of this process.

Commissioner Elliott asked if the Green Team and the Green Ribbon Task Force would be used to help establish the action plan. Mayor Gough stated that one of the purposes of the Green Ribbon Task Force would be to reach out to the community.

Commissioner Ambalada asked about the possibility of implementing things such as pea patches or community gardens into MUGA. Senior Planner Maw replied that he hopes there is an opportunity to use the land use plan as an example of how sustainability would be used in shaping decisions. He noted that the big changes are likely to happen in the 2011 update. Commissioner Ambalada encouraged them to incorporate small steps now.

Planning Manager Garrett discussed the opportunity to incorporate these principles into urban centers development of the annexation areas, especially in terms of mixed-use development.

Commissioner Davies commended the staff for bringing this up. He encouraged the planning of urban centers to minimize the need for automobiles. With regard to zoning, he encouraged more pedestrian- and bike-friendly measures to make it easier for people to leave their cars behind. Senior Planner Maw echoed the importance of creating opportunities so that people have choices that do not require them to drive in their daily life.

Councilmember Hikel discussed electricity as one of the great future propulsion systems for vehicles. He emphasized that television broadcasting of boards and

commissions would be an excellent way to get this sustainability message out to the public.

Commissioner Wojack commended the presentation. He asked Planning Manager Garrett if this Element would allow the City to require measures in development of the city center. Mr. Garrett said these would lay the policy basis for regulations that the City adopts.

Commissioner Larsen asked where they are now on the Baseline Inventory. Senior Planner Maw said they are approximately 80% done. They hope to have it completed by the end of January.

Mayor Gough added that the City invested in a membership in the International Council on Local Environmental Initiatives (ICLEI) over a year ago. There was discussion about the importance and the benefits of this membership.

Commissioner Ambalada encouraged staff to pursue televising meetings for the sake of educational benefits. Mr. Garrett replied that they could schedule consideration of adopting a resolution in support of that under Other Business at the next meeting. He added that the whole question of televising is going to be considered within the context of the biennial budget.

Chair Wright thanked the Mayor for attending. He was pleased to see this document and the support behind the ideas. He was very excited to see the City taking this course of action.

Commissioner Wojack asked about the Baseline for the citizens. Senior Planner Maw stated that transportation is the largest user of energy in the community as a whole. It is also the largest generator of greenhouse gasses. The heating and cooling of buildings is the second largest user of energy in the community. This is an area where we can work to conserve.

Commissioner Wojack asked if the City, via the Green Ribbon Task Force, would be helping citizens with ways they can reduce energy consumption. Mayor Gough affirmed that they would partner with energy companies that already do this.

Commissioner Ambalada commented that since the Housing Authority has acquired two mobile home parks in Lynnwood all of the mobile homes have been weatherized for free.

Commissioner Larsen expressed his enthusiasm for this project.

Planning Manager Garrett stated that they have scheduled a public hearing on this item on September 11. After the hearing staff will be seeking a recommendation from the Planning Commission on Council action on this. Mr.

Garrett discussed the State review process for these Comprehensive Plan Amendments and ultimate final actions.

Other Business

Scheduling motion made by Commissioner Ambalada to consider at the next meeting a resolution of support for the City to charter a television channel to carry Council, boards and commissions meetings to educate the public. The motion was seconded.

Chair Wright solicited comments.

Commissioner Larsen stated that the notion of broadening public access to information was a good thing. While he was not comfortable with an in-depth look at this since Council will be considering it in the context of the budget process, he was in support of the very broad concept of obtaining more public input.

Commissioner Davies agreed that conceptually this is a really good idea. Practically, he does not support this. He questioned the stability of Comcast and was not in favor of depending on them to get the City's message out. He was hesitant to put this sort of expense into something with so many questions around it. He also questioned how many people would really watch it.

Commissioner Ambalada did not feel it was dependent on either Comcast or Verizon since she thought it was a service provided by the community college.

Commissioner Elliott asked Councilmember Hikel for clarification. Councilmember Hikel stated that the agreement that they recently signed with Comcast and Verizon gives the City the opportunity to have its own channel. It would be whatever the City chooses to program. If the facilities were established in the Council Chambers permanently anything the City wanted could be broadcast on the channel. He explained that when they go doorbelling about a third of the people say that they watch the Council meetings on television already. He discussed the benefits of the City having its own channel.

Commissioner Elliott was not comfortable making a recommendation on something that is potentially a budget issue.

Commissioner Davies commented that Comcast is already at their maximum for the number of high definition channels that they can broadcast. Because of that he perceives that they are losing market share in this area. His concern is that the City would be investing in a limited band width that may not be watched as much as the City hopes it would be.

The motion failed.

Director's Report & Information

1. Upcoming Commission Meetings:
 - September 11 – Public Hearing on Sustainability Element; review of meeting schedule through the end of the year.
 - September 25 – nothing scheduled yet.
2. Annexation Project Update:
 - Maple Precinct Annexation is moving forward. Second zoning hearing is scheduled at the Council meeting on September 22. Council will be ready to consider formally initiating the annexation process that same night.
 - Annexation of Perrinville will be delayed until after construction of the building is finished.
 - MUGA annexation will be thoroughly covered at the Council Work Session on September 15.

ADJOURNMENT

Motion made by Commissioner Wojack to adjourn the meeting. The motion was seconded by Commissioner Davies and passed unanimously. The meeting was adjourned at 9:08 p.m.


Richard Wright, Chair